



MEMORANDUM

Planning Division – PZ Memo No. 16-066

DATE: SEPTEMBER 7, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: LUP16-0030 ELEMENT HOTEL

Request: Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within an outdoor patio/pool area, and off-premise consumption at a new hotel as permitted under a Series 7 Beer and Wine Bar License

Location: 44 S. Chandler Village Drive, south of the southwest corner of Chandler Boulevard and Chandler Village Drive

Applicant: Amy Nations; Arizona Liquor Industry Consultants

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The new hotel is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive. The site's bordered to the north and west by The Met Apartments, adjacent to the east is commercial development currently under construction, and south of the site a residential treatment facility and single-family homes.

Element Hotel is a new 107-room, four story hotel totaling approximately 72,207 square feet and includes a restaurant, lounge, and pool area with adjacent patio seating. The indoor area seats 58 persons and 66 for patio/pool area. Televisions and speakers are placed throughout the lobby, lounge area, and outdoor areas. The request is for Liquor Use Permit approval to sell and serve beer and wine within the restaurant, lounge, outdoor patio/pool area and also sell beer and wine for off-premise consumption for hotel guest as permitted under a Series 7 Beer and Wine Bar

September 7, 2016

License. Element Hotel will sell and serve beer and wine seven days a week, during the hours allowed by state law.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 23, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0030 ELEMENT HOTEL, subject to the following conditions:

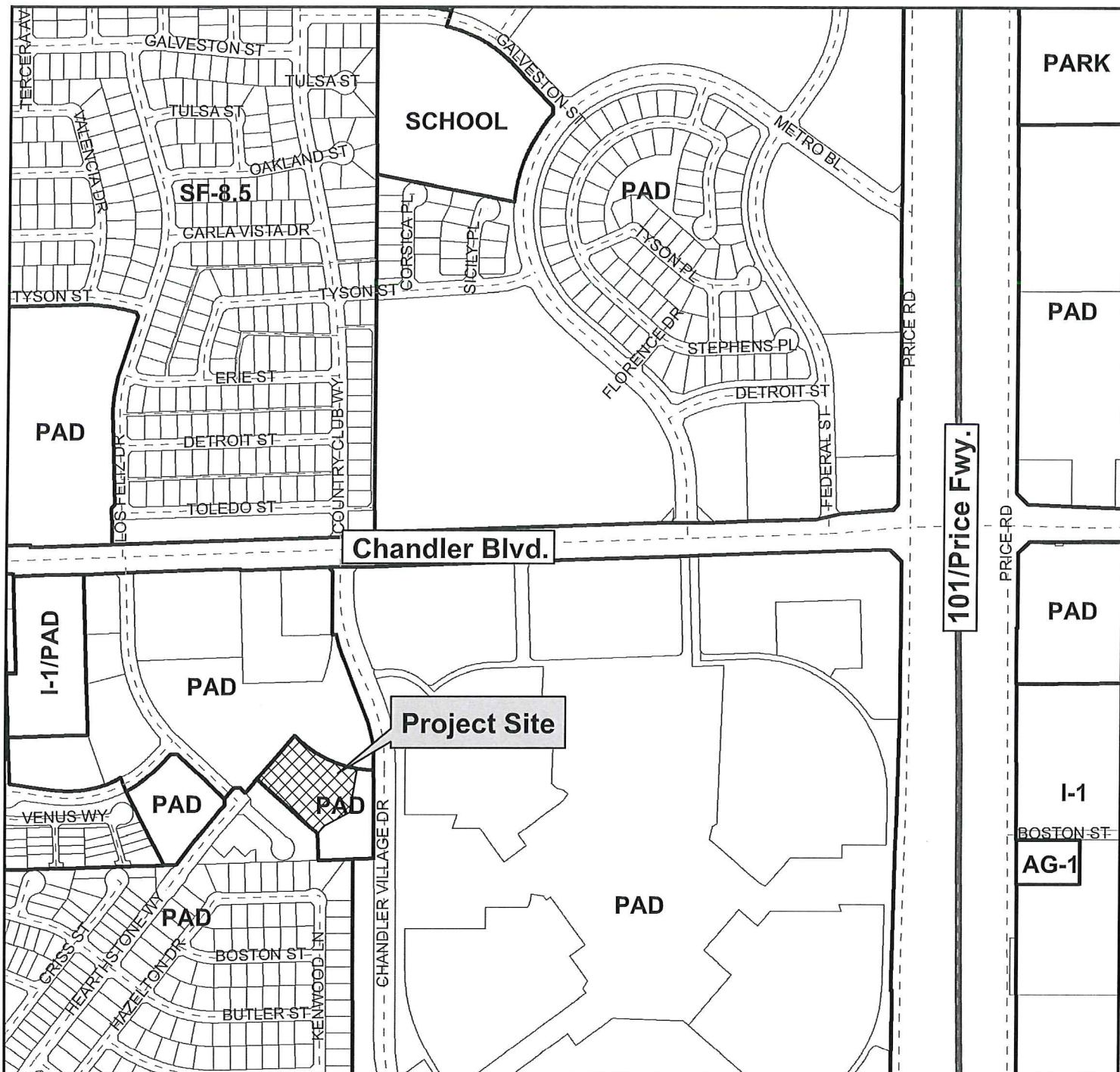
1. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0030 ELEMENT HOTEL, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plans



Vicinity Map



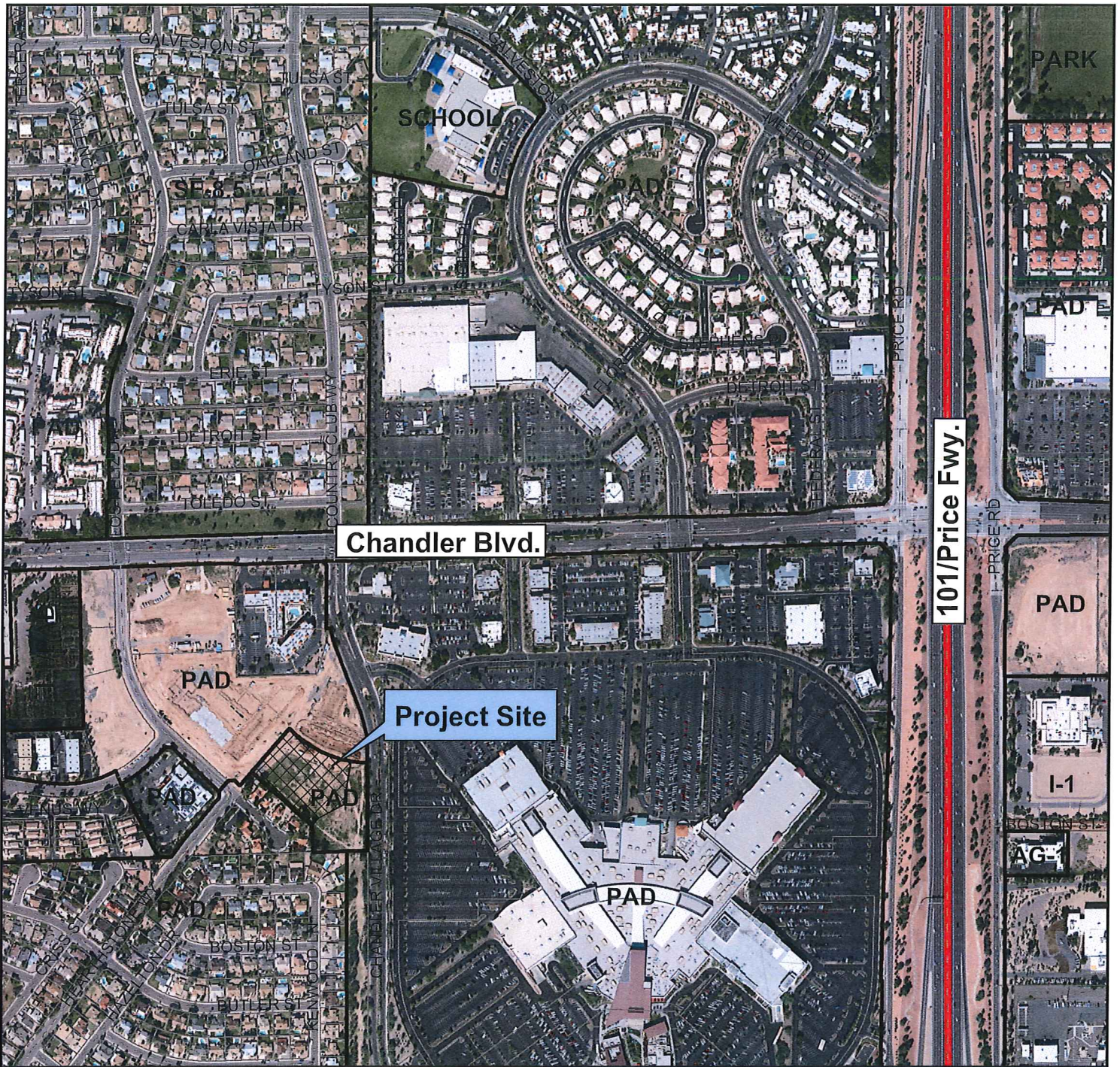
LUP16-0030

**Element Hotel
Liquor Use Permit**



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/2/2016

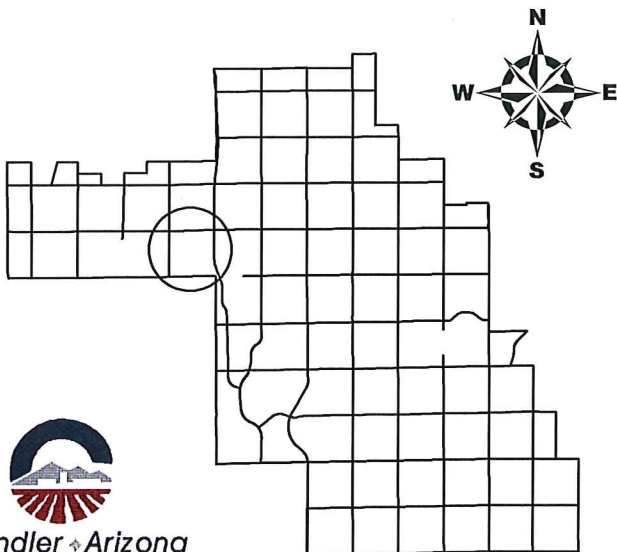


Chandler Blvd.

Project Site

101/Price Fwy.

Vicinity Map



LUP16-0030

**Element Hotel
Liquor Use Permit**



Chandler, Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/2/2016

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR INDUSTRY CONSULTANTS

City of Chandler Transportation and Development Department
Planning Division
215 East Buffalo Street
Chandler, AZ 85225

July 22, 2016

To Whom It May Concern:

We would like to respectfully request a new Liquor Use Permit for a Series 7 on & off sale liquor license for a hotel, Element Hotel 44 S Chandler Village Dr., Chandler. We would like to request permission for indoor and outdoor alcohol consumption. The Element Hotel owned by Chandler HG, LLC has hired a management company Glacier House Management, LLC to operate the hotel and concessionaire company Days Scottsdale Beverage LLC to maintain the beverages for the hotel. The Concession Company will contract 5 employees through Glacier House Management LLC.

The Element Hotel in total is a 72,207 square feet hotel with a pool. The regular business hours will be from 8am to 2am, 7 days a week. We will have approximately 58 restaurant, bar and lounge seats and 66 in total for the patio and pool patio. The pool area is completely enclosed with a wrought iron fence. There will be 3-49 inch TV's located in the lobby and lounge area. There will be 26 speakers throughout the lobby, lounge, elevators and fitness room. There will be 2 in the main entrance and 4 at the pool patio.

Sincerely,

Amy Nations

A large, stylized handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned to the right of the printed name "Amy Nations".

